

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-065</u></a>	<a href="#"><u>JOSE M. CUPEIRO</u></a>
<a href="#"><u>04-159</u></a>	<a href="#"><u>COSTCO WHOLESALE CORP.</u></a>
<a href="#"><u>04-446</u></a>	<a href="#"><u>KENDALL LAND INVESTORS, INC.</u></a>
<a href="#"><u>05-045</u></a>	<a href="#"><u>MARCELLA RHEAUME-GARCIA</u></a>
<a href="#"><u>05-092</u></a>	<a href="#"><u>FOLKSTONE L. L. C.</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 5/11/05 TO THIS DATE:

HEARING NO. 05-2-CZ11-1 (04-159)

2-55-39  
Council Area 11  
Comm. Dist. 10

APPLICANT: COSTCO WHOLESALE CORP.

- (1) MODIFICATION of Condition #2 of Resolution Z-173-87 passed and adopted by the Board of County Commissioners and last modified by Resolution CZAB11-2-99, passed and adopted by Community Zoning Appeals Board #11, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Costco Wholesale Building Addition Kendall,' as prepared by SDA Shah Drotos & Assoc., consisting of 5 sheets, dated Oct. 9, 1998, 'Concept Site Plan,' as prepared by Mulvanny Partnership, dated 7-15-98 and consisting of 3 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Costco (Store #89),' as prepared by Creech Engineers and Conceptual Design Group, Inc., consisting of 6 sheets dated stamped received 2/24/05 and Mulvanny G2 Architecture consisting of 2 sheets dated stamped received 5/5/04."

- (2) MODIFICATION of plans approved pursuant to Resolution 4-ZAB-222-92, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Costco Bldg.,' as prepared by Douglas Mulvanny, Architects dated 4-8-92 and plans entitled 'Sketch,' as prepared by Jack Mueller and Associates, Inc., dated 3/4/92."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Costco (Store #89),' as prepared by Creech Engineers and Conceptual Design Group, Inc., consisting of 6 sheets dated stamped received 2/24/05 and Mulvanny G2 Architecture consisting of 2 sheets dated stamped received 5/5/04."

- (3) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in the Official Record Book #13351, Pages 138 – 140, and last modified by the Declaration of Restrictions recorded in Official Record Book #18862, Pages 1957-1968, reading as follows:

FROM: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Costco Wholesale Building Addition Kendall,' as prepared by SDA Shah Drotos & Assoc., consisting of five sheets, dated Oct. 9, 1998, 'Concept Site Plan,' as prepared by Mulvanny Partnership, dated 7-15-98 and consisting of three sheets."

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APPLICANT: COSTCO WHOLESALE CORP.

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TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Costco (Store #89),' as prepared by Creech Engineers and Conceptual Design Group, Inc., consisting of 6 sheets dated stamped received 2/24/05 and Mulvanny G2 Architecture consisting of 2 sheets dated stamped received 5/5/04."

The purpose of these requests is to allow the applicant to modify previously approved plans to show additions and relocation of the existing tire sale area and installation area, liquor package store and construction of a new pharmacy area.

- (4) SPECIAL EXCEPTION to permit the relocation of a liquor package store within 300' of its previous location.
- (5) Applicant is requesting to permit a landscape open space of 13% (14% minimum required).
- (6) Applicant is requesting to waive the required 7' wide landscape buffer along a portion of the right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 - #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #5 & #6 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A portion of the SW ¼ of the NW ¼ of the NW ¼ of Section 2, Township 55 South, Range 39 East, being more particularly described as follows: Commence at the Northwest corner of the NW ¼ of said Section 2; thence S00°09'17"W along the west line of the said NW ¼ for 660.65' to the Northwest corner of the said SW ¼ of the NW ¼ of the NW ¼; thence N89°42'24"E along the north line of the said SW ¼ of the NW ¼ of the NW ¼ for 110' to the Point of beginning of the following described parcel of land: thence continue N89°42'24"E along the last described course for 496.18' to a point on the W/ly right-of-way line of Lindgren Road Canal; thence S00°08'58"W along said canal right-of-way for .75'; thence S02°16'13"E along said canal right-of-way for 439.12'; thence S89°41'16"W along a line 1,100' south of and parallel with the north line of the said NW ¼ of Section 2 for 530.77' to a point on a circular curve concave to the Northwest, said point bearing S85°34'48"E from the radius Point of the next described curve; thence NE/ly along the arc of said circular curve to the left having a radius of 5,884.65' and a central angle of 04°15'57" for an arc distance of 430.68' to the Point of tangency; thence N00°09'17"E for 9.65', said last two courses, being coincident with the E/ly right-of-way of S.W. 137<sup>th</sup> Avenue (Lindgren Road) to the Point of beginning. AND: A portion of the NW ¼ of Section 2, Township 55 South, Range 39 East, being more particularly described as follows:

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APPLICANT: COSTCO WHOLESALE CORP.

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Begin at the Point of intersection with the W/ly right-of-way line of Lindgren Road Canal, Official Records Book 5591, Page 20, and a line 1,100' south of and parallel with the north line of the NW ¼ of said Section 21; thence run S04°14'55"E along the W/ly right-of-way line of said Lindgren Road Canal for a distance of 305.82' to a point; thence run S87°44'38"W along a line 576.01' north of and parallel with the south line of the NW ¼ of the SW ¼ of the NW ¼ of said Section 2 for a distance of 573.35' to a point on the E/ly right-of-way line of S.W. 137 Avenue, Official Record Book 5591, Page 90. Said point lying and being on the arc of a circular curve concave to the Southeast, said point being N85°59'30"W from the radius point of the next described curve; thence run NE/ly along the arc of said circular curve to the right having a radius of 5,674.65' and a central angle of 00°14'38" for an arc distance of 24.1' to the Point of tangency; thence run N04°15'06"E for a distance of 100' to the Point of curvature of a circular curve to the left having a radius of 5,784.65'; thence run NE/ly along the arc of said curve to the left through a central angle of 01°48'43.5" for an arc distance of 182.95' to a point, said last three courses being coincident with the E/ly right-of-way line of S.W. 137<sup>th</sup> Avenue; thence run N87°42'55"E along a line 110' south of a parallel to the north line of the NW ¼ of said Section 2 for a distance of 530.84' to the Point of beginning. AND: PARCEL "B": A portion of the NW ¼ of the SW ¼ of the NW ¼ of Section 2, Township 55 South, Range 39 East, being particularly described as follows:

Begin at the intersection of the north line of the north 222.34' of the south 576.01' of the said NW ¼ of the SW ¼ of the NW ¼ of Section 2 with the W/ly right-of-way line of the Lindgren Road Canal, Official Records Book 5561, Page 20; thence from the above established Point of beginning, run S04°14'58"E along the said W/ly right-of-way line of the Lindgren Road Canal for 222.47' to the south line of the said north 222.34' of the south 576.01' of the NW ¼ of the SW ¼ of the NW ¼ of Section 2; thence S87°44'38"W along the said south line of the north 222.34' of the south 576.01' of the NW ¼ of the SW ¼ of the NW ¼ of Section 2 for 191.57'; thence N02°15'22"W for 222.34' to the said north line of the north 222.34' of the N87°44'38"E along the said north line of the north 222.34' of the south 576.01' of the NW ¼ of the SW ¼ of the NW ¼ of Section 2 for 184.14' to the Point of beginning.

LOCATION: 9191 S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.053 Acres

PRESENT ZONING: BU-1A (Business – Limited)  
OPD (Office Park District)  
RU-3 (Four Unit Apartment)  
RU-3M (Minimum Apartment House 12.9 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/11/05 TO THIS DATE:

HEARING NO. 05-5-CZ11-1 (04-65)

22-54-39  
Council Area 11  
Comm. Dist. 11

APPLICANT: JOSE M. CUPEIRO

- (1) Applicant is requesting to permit a covered terrace addition to a single-family residence setback 5' (10' required) from the interior side (east) property line.
- (2) Applicant is requesting to permit a utility shed setback 1.5' (5' required) from the rear (south) property line.
- (3) Applicant is requesting to permit a single-family residence to setback 9.2' (10' required) from the interior side (east) property line and setback 1' (0' required) from the zero lot line (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(15) (Alternative Site Development Option for Zero Lot Line) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition As-Built Open Terrace for Mr. & Mrs. Jose M. Cupeiro," as prepared by Felipe E. Oruna, dated 3/17/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 4, MY FIRST HOME, Plat book 135, Page 18.

LOCATION: 14642 S.W. 52 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: KENDALL LAND INVESTORS, INC.

- (1) BU-1A to BU-2
- (2) DELETION of a Covenant Running with the Land in Lieu of Unity of Title (commercial) recorded in Official Records Book 201132 at Pages 1671 through 1675 only as it applies to the subject property.

The purpose of request #2 is to permit the applicant to submit a new plan showing one store in lieu of a strip shopping center.

- (3) SPECIAL EXCEPTION to permit a liquor package store to be spaced less than the required 1,500' from another alcoholic beverage use.
- (4) Applicant is requesting to permit 449 parking spaces (457 required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #4 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Argate Properties, Inc.," as prepared by Kimley-Horn and Associates, Inc., consisting of a site plan dated revised 4/19/05 and a landscape plan dated revised 4/8/05 and floor plans and elevation plans as prepared by Bignell, Watlins, Haser, Architects, consisting of two sheets all dated received 4/19/05 and a sign plan as prepared by Thomas Sign & Awning Co., Inc., dated stamped received 4/19/05 and a liquor survey as prepared by E. R. Brownell & Associates, Inc. and dated 1/14/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ¼ of the NW ¼ of Section 5, Township 55 South, Range 39 East, less the south 1,969.6' and north 55' thereof, Official Records Book 14239, Page 1211 and re-recorded in Official Records Book 14242 at Page 597 and Official Records Book 14308 at Page 1393 and attached to that certain Affidavit as Exhibit "A", Official Records Book 14308 at Page 1436, being more particularly described as follows:

Begin at a Point of intersection with the north line of Section 5, Township 55 South, Range 39 East, and the North-South half section line of said Section 5; thence S00°20'32"W along the north-south half section line of said Section 5 for 669.36'; thence S87°46'20"W along a line 1,969.6' north of and parallel with, as measured at right angles to the south line of the NW ¼ of said Section 5 for 665.31' to a point on the west line of the east ¼ of the NW ¼, of said Section 5; thence N00°25'02"E along the said west line for 668.74' to a point on the north line of said Section 5; thence N87°42'56"E along the north line of said Section 5 for 664.46' to the Point of beginning, less the north 55' thereof.

LOCATION: The Southwest corner of S.W. 88 Street (North Kendall Drive) & S.W. 162 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.36 Gross Acres

BU-1A (Business – Limited)

BU-2 (Business – Liberal)

APPLICANT: MARCELLA RHEAUME-GARCIA

- (1) Applicant is requesting to permit a family room and screened terrace addition to a single-family residence setback a minimum of 14.04' (25' required) from the rear (south) property line.
- (2) Applicant is requesting to permit the single-family residence setback a minimum of 7' (7.5' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Map of Boundary Survey," as prepared by Caribbean Land Surveyors, Inc. and dated 11/26/04 and a floor plan as prepared by William Karelac and dated stamped received 2/22/05 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 23, Block 6 of FIRST ADDITION TO SHORES LINDGREN, Plat book 113, Page 13.

LOCATION: 13360 S.W. 119 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 82.5' x 101.93'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-7-CZ11-3 (05-92)

10-55-39  
Council Area 11  
Comm. Dist. 11

APPLICANT: FOLKSTONE L. L. C.

Applicant is requesting to permit platting of an IU-C tract of land consisting of 4.87 acres (10 acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department as prepared by Mojarena & Assoc., Inc., consisting of 1 sheet, dated 08/07/02.

SUBJECT PROPERTY: The south  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , less the west 40' for the right-of-way of Section 10, Township 55 South, Range 39 East.

LOCATION: East of S.W. 147 Avenue, approximately 660' north of S.W. 120 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.87 Acres

PRESENT ZONING: IU-C (Industry – Controlled)